



# Town Council Agenda Report

**SUBJECT: SITE PLAN MODIFICATION**

Application No. and Location: SP 5-7-00 5941 Summerlake Drive

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEMS:** Summerlake Apartment Modification

**REPORT IN BRIEF:** The site modification consists of realigning the west entrance drive to provide for a turn around lane and entry gate approximately 180' to the east of SW. 61st Avenue. Toward the east end of the site, between buildings IIA and III, the parking area has been shifted approximately 20' to the south to allow for additional green space along the lake. An entry gate has been proposed toward the east end of the site along with a widened turn around area where SW 57th Terrace and SW 42nd Street intersect. A five foot sidewalk and revised landscaping are proposed along the south property line. The walk will run along the southern property line within a public access easement until it meets SW 42nd Street, where it will turn to the outside of property and run within the SW 42 Street right-of-way to SW 57th Avenue. The purpose is to create a pedestrian link from Potters Park to Davie's future "East Side Park" at the southwest end of the project.

**PREVIOUS ACTIONS:** None

**CONCURRENCES** Site Plan Committee: Motion to approve based on staff's recommendations, changing number two, subpoint "c", to replace the Areca Palms with multi-trunk Wax Myrtles 10 foot in size. (4-0, August 8, 2000, Sam Engle absent)

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 5-7-00 subject to the following conditions prior to the issuance of a building permit:*

1. Revising the pedestrian pathway alignment along the south property line so that it starts a meandering course as it reaches the open area at the lot and continues meandering through the green space of SW 42nd Street right of way.
2. Revising the landscape plan to meet the following conditions:
  - a. Continuing the hedge material along the north side of the fence line within the south landscape buffer for the entire length of the project.
  - b. Eliminating the hedge material on the west side of the walkway at the lot location.
  - c. Planting the Areca Palms in a straight line along the south side of SW 42nd Street and terminating at the fence gate
  - d. Providing twelve (12) additional shade trees (Green Buttonwood or Mahogany) in groupings of three with Fakahatchee shrubs planted as an understory on both sides of the revised pathway within the greenspace of SW 42nd Street right of way. Consult with staff for location details
  - e. Redesigning the landscaping around the entry sign at SW 57th Avenue to put the larger material to the sides and rear of the signage and adding smaller material to the front.

3. Revising the plans to meet the following Engineering Department's comments
  - a. Correcting designation of 61st Avenue to SW (shown as NW 61st Avenue on plan).
  - b. Providing a min. 5' wide concrete sidewalk along west property line (SW 61st Avenue), connecting to existing sidewalk shown on sheet SP-2.
  - c. Providing an easement for a proposed 5' path/sidewalk along south property line, and reflecting same on the site plan.
  - d. Providing a min. 2.5' clearance between proposed gate controllers and edge of pavement. Show dimensions on plan.
  - e. Providing a 5' back up maneuvering area for dead end parking adjacent to Bldg. No. 3.
  - f. Providing a cross-section of SW 42nd Street turn lane to include adjacent sidewalk and picket fence. Maintain a min. 2' separation between fence and sidewalk. Provide easement for portion of sidewalk constructed beyond right of way.

**Attachment(s):** Planning report, Land use map, Subject site map, Aerial.

**Application #:** SP 5-7-00  
Summer Lake Apartments Modification

**Revisions:**

**Exhibit "A":**

**Original Report Date:** August 4, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Eduardo & Elsa Martinez

**Address:** 3207 Vista Circle

**City:** Macon, GA

**Phone:** (305) 654-1500

**Agent:**

**Name:** Summer Lake Apartments

**Address:** 2937 SW 27th Avenue, Suite 303

**City:** Miami, FL

**Phone:** (305) 476-8118

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan Modification Approval

**Address/Location:** 5941 Summerlake Drive

**Land Use Plan Designation:** Residential (16 du/ac)

**Zoning:** RM-16 Residential Multifamily District (16 du/ac)

**Existing Use:** The subject site is undeveloped

**Proposed Use:** 108 affordable multi-family units

**Parcel Size:** 21.3 acres

**Surrounding Land Use:**

**North:** Water

**South:** Industrial

**East:** Residential Single Family (5 du/ac)

**West:** Residential Multi-Family (16 du/ac)

**Surrounding Zoning:**

**North:** RM-16 (Multi-Family Residential 16 du/ac) RM-10 (Multi-Family Residential 10 du/ac) R-5 (Multi-Family Residential 16 du/ac)

**South:** M-1, M-2 (Light Industrial District)

**East:** R-5 (Residential 5 du/ac)

**West:** RM-16 (Multi-Family Residential 16 du/ac)

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**DEVELOPMENT PLAN DETAILS****Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site Plan Modification:* The site modification consists of realigning the west entrance drive to provide for a turn around lane and entry gate approximately 180' to the east of SW. 61st Avenue. Toward the east end of the site, between buildings IIA and III, the parking area has been shifted approximately 20' to the south to allow for additional green space along the lake. An entry gate has been proposed toward the east end of the site along with a widened turn around area where SW 57th Terrace and SW 42nd Street intersect. A five foot sidewalk and revised landscaping are proposed along the south property line. The walk will run along the southern property line within a public access easement until it meets SW 42nd Street, where it will turn to the outside of property and run within the SW 42 Street right-of-way to SW 57th Avenue. The purpose is to create a pedestrian link from Potters Park to Davie's future "East Side Park" at the southwest end of the project.

**Summary of Significant Development Review Agency Comments**

None

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**Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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**Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within Planning Area No. 8 characterized by older, small-scale commercial development, older single family residential neighborhoods, and newer large-scale multi-family residential developments that serve the South Florida Educational Center.

**Broward County Land Use Plan:** The approved boundary plat for the west two-thirds of the subject site (Lakeside Villas Plat) is restricted to 26 very low income, two bedroom garden apartments and 44 very low income, three bedroom garden apartments. The Lakeside Villas II Plat, governing the east third of the subject site, has been approved by Broward County and is awaiting recordation.

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### **Staff Analysis and Findings of Fact**

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

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### **Staff Recommendation**

**Recommendation:** *Based upon the above, staff recommends approval of application SP 5-7-00 subject to the following.*

1. Revising the pedestrian pathway alignment along the south property line so that it starts a meandering course as it reaches the open area at the tot-lot and continues meandering through the green space of SW 42nd Street right of way.
2. Revising the landscape plan to meet the following conditions:
  - a. Continuing the hedge material along the north side of the fence line within the south landscape buffer for the entire length of the project.
  - b. Eliminating the hedge material on the west side of the walkway at the tot-lot location.
  - c. Planting the Areca Palms in a straight line along the south side of SW 42nd Street and terminating at the fence gate
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## Site Plan Committee

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to approve based on staff's recommendations, changing number two, subpoint "c", to replace the Areca Palms with multi-trunk Wax Myrtles 10 foot in size. (4-0, August 8, 2000, Sam Engle absent)

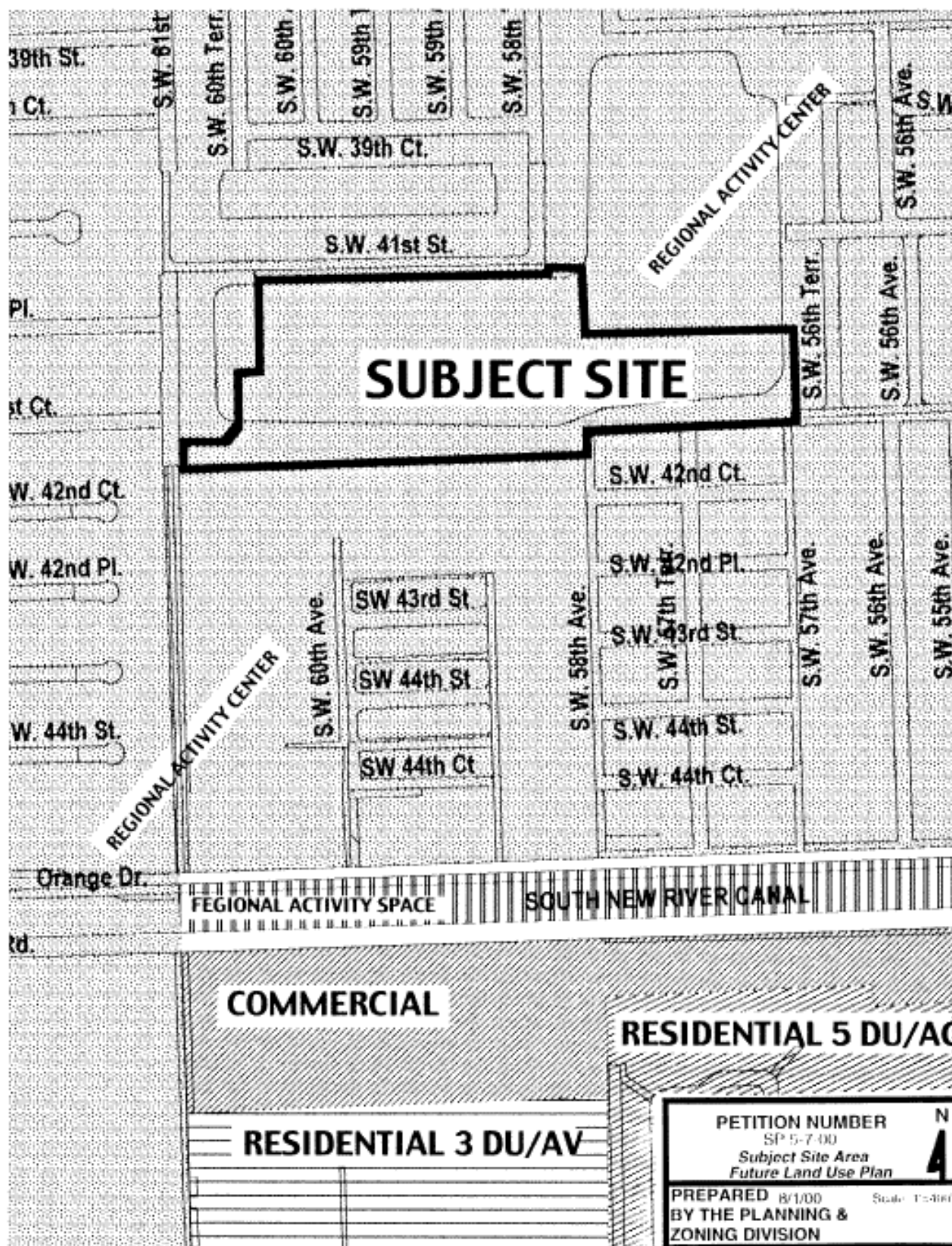
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### Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**SUBJECT SITE**

REGIONAL ACTIVITY CENTER

REGIONAL ACTIVITY CENTER

REGIONAL ACTIVITY SPACE

SOUTH NEW RIVER CANAL

**COMMERCIAL**

**RESIDENTIAL 5 DU/AC**

**RESIDENTIAL 3 DU/AV**

PETITION NUMBER  
SP 5-7-00

Subject Site Area  
Future Land Use Plan

PREPARED 8/1/00  
BY THE PLANNING &  
ZONING DIVISION

Scale 1"=400'

N

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